

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

MAY 17, 1973

A Special Meeting of the Council of the City of Vancouver was held in the #1 Committee Room, City Hall, on Thursday, May 17, 1973 at approximately 1:30 p.m.

PRESENT: Mayor Phillips
 Aldermen Bowers, Harcourt, Hardwick,
 Linnell, Massey and Volrich

ABSENT: Alderman Gibson (Leave of Absence)
 Alderman Marzari
 Alderman Pendakur
 Alderman Rankin

CLERK TO THE COUNCIL: M. James

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
 SECONDED by Ald. Linnell,
 THAT Council resolve itself into Committee of the Whole,
 Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

1. Service Stations and Car Washes

In 1972 the B.C. Petroleum Association approached Council on a meeting re Council's policy on service stations and car washes in the City. Due to work disruption in 1972 this was not proceeded with and the Association again petitioned Council for a meeting on March 20, 1973.

This meeting was called to meet with representatives of the Association and the following members of the Association were present:

John McIntyre - Shell Canada Limited
 Oak Naftel - Texaco Canada Limited
 Al Seward, Gulf Oil Canada Limited
 John Plummer - Imperial Oil Limited
 Stan Knapp - Home Oil Distributors Limited

Mr. McIntyre, acting as spokesman, read and filed a brief which requested certain actions by Council to amend the present policy so that fewer of the applications for renovations and minor reconstruction of service stations would have to be processed through Council and that Council would take into account the needs of the oil companies to provide differing types of service through their stations as the motoring public needs changed.

Mr. McIntyre made specific mention of automatic car washes of various types and referred to incidents previously before Council where a considerable amount of work had been done by the company only to have the application refused by Council at the last step.

The brief noted the number of service stations in the City decreased 10% in the period 1962 - 1972 but that the gallons of gasoline sold were increased 50%. This, the delegation suggested, was a result of more efficient service stations being provided to service the customers more economically.

After finishing the reading of the brief the members of Council observed the feelings of the general public in the matter and noted that although there seemed to be statistically a reduction in the number of service stations, the size and impact on the neighborhood of those remaining had to be taken into account as many of them had been increased in size when two stations serving the same general area were consolidated into one larger unit.

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Service Stations and
Car Washes (cont'd)

The members of Council also noted the numerous public complaints in connection with the various car wash operations and the representatives of the Association admitted that the quieter "wand", self-serve washes were being replaced by the automatic "tunnel" washes with or without dryers. The ones with dryers do have a very significant noise level when operating.

Mention was also made of the detrimental effects which service station operations can have on commercial areas by disrupting the continuity of the pedestrian retail activity.

At this point Mr. McIntyre read the following:

" Recommendations

1. The Legislative Committee would recommend to the City of Vancouver that it be permitted to work closely with the Planning Authority of the City so that recommendations made by the Association with regard to authority levels may be brought to a decision as soon as possible.
2. The Legislative Committee recommends that a set of rules covering car washes be developed. These rules would recognize the specific differences and application of the various types of car wash facilities. The Committee would offer its direct assistance to the City in developing such regulations. "

The members of Council and the representatives of the Association then discussed what specific points might be undertaken jointly to amend the by-law and Council policy so that the concerns of both parties could be best considered. It was agreed that the problem seemed to break down into four general classes:

- minor alterations and renovations of existing stations
- change in form of service or rebuilding on a site
- new service stations
- car washes

After further consideration, it was,

MOVED by Ald. Volrich,

THAT the Standing Committee of Council on Community Development continue discussions with the B.C. Petroleum Association with particular reference to develop a definition of car wash, what level of Civic authority could best handle what type of alterations to present service stations and how to include service station and other automotive services into an integrated planning approach in each community.

- CARRIED UNANIMOUSLY

2. Canada Development Corporation

Alderman Hardwick, with the leave of members of Council present, raised the report that the Interim Board of Directors of the Canada Development Corporation were looking at other locations in eastern Canada for a head office site rather than Vancouver, which had been indicated by the Federal Government and the Prime Minister as the head office location.

After general discussion and agreement, it was,

MOVED by Ald. Hardwick,

THAT the Mayor be requested to contact the Minister of Finance for Canada to reiterate Vancouver's position that the Council feels Vancouver is a suitable location for the Canada Development Corporation and that it supports previous statements of the Federal Government and the Prime Minister to that end.

- CARRIED UNANIMOUSLY

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3. Waterfront Study - Project Manager

With the agreement of the members of Council present, Alderman Massey raised the matter of the necessity of recruiting, for a period of approximately two years, a project manager on a contract basis for the Waterfront Study, the Study having been authorized by Council previously.

MOVED by Ald. Massey,

THAT the Director of Personnel Services, in consultation with the Director of Planning and Civic Development, be authorized to advertise for a Project Manager for the Waterfront Study, on a contract basis, for a period not to exceed two years.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

SECONDED by Ald. Hardwick,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Special Council meeting adjourned at approximately 3:15 p.m.

The foregoing are Minutes of the Special Council Meeting of May 17, 1973, adopted on May 29, 1973.


MAYOR


DEPUTY CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 17, 1973

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 17, 1973, in No. 1 Committee Room, at 7:30 p.m.

PRESENT: Deputy Mayor Rankin
Aldermen Harcourt, Hardwick, Linnell, Marzari
and Volrich.

ABSENT: Mayor Phillips (Civic Business)
Aldermen Bowers and Massey (Civic Business)
Alderman Gibson (Leave of Absence)
Alderman Pendakur

CLERK TO
THE COUNCIL: R. Henry

Local Improvements on the Initiative
and by Petition

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,

THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Deputy Mayor Rankin in the Chair.

- CARRIED UNANIMOUSLY.

COURT OF REVISION

Pavements and Curbs, Street Lighting on
the Initiative Schedule #418

and

Pavements and Curbs, Lane Pavements, Sidewalks
by Petition Schedule #419

The Court received from the Assessment Commissioner, Schedules #418 and #419 listing a number of Local Improvement projects at various locations on the initiative and by petition. The Court noted that 14 projects in Schedule #418 had been defeated as a result of sufficiently signed petitions against the proposed works. The projects listed in Schedule #419, all by petition, had been requested by the majority of the assessed owners by means of sufficiently signed petitions.

The Assessment Commissioner submitted the following report with respect to Project No. 6, the installation of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue:

"The assessable properties abutting this project are zoned Multiple. (R.M.3) One of these properties has flankage on this project and is presently used as a single family residence. The multiple annual rate per foot applicable in this case is \$2.09. Under Section 67 of the Local Improvement Bylaw, Council may reduce the special assessment in certain cases where deemed unjust. In this case we are recommending an adjustment of the special assessment, giving the normal residential relief on flankage

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properties at the estimated multiple rate. This is in accordance with the Council resolution of October 5, 1971 where it was provided that properties which are developed in this way receive residential flankage allowance but be charged at the Multiple rate. This special allowance would continue as long as the property is used on a single-family basis by the current owner. The property concerned, and the effect of the proposed adjustment is as follows (estimated rates):

Lot 24, Block 70, District Lot 264A
Annual cost at present calculation -
75% of 124' at \$2.09 = \$194.37
Annual adjusted cost calculation -
25% of 124' at \$2.09 = \$ 64.79"

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the foregoing recommendation of the Assessment Commissioner concerning Lot 24, Block 70, D.L. 264A, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell,
THAT Schedules 418 and 419 as submitted by the Assessment Commissioner and amended by this Court, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY.

COUNCIL

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY.

Local Improvement Subsequent Procedure -
Schedules 418 and 419

The Council received the following representations speaking to the projects listed:

	<u>Sch. No.</u>	<u>Project No.</u>	<u>Comments</u>
R. Mann	418	31	Commented on the type of lighting proposed and criticized the notification post-card.

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Local Improvement Subsequent Procedure -
Schedules 418 and 419 (cont'd.)

	<u>Sch. No.</u>	<u>Project No.</u>	<u>Comments</u>
Messrs. Spinks, Boyes, Blakey	419	47	Opposing project. Stated that people had moved since petition circulated. Some property owners coerced into signing petition, and drainage problems.
R. Kincade	419	30	Supported project and asked that trees be left intact and boulevard be re-landscaped properly.
Betty M. Ho	419	52	Opposing project. Lane may be used as traffic shortcut to Queen Elizabeth Park.
G. Robertson	419	51	In favour but suggested speed bumps in lane. Also complained of drainage problem.
Thea Kekula (Also representing Mrs. Favell)	419	34	Opposed and requested withdrawal of two signatures.
W.R. Penny	419	36	Expressed concern re watermain and advised three houses sold since petition circulated.
R. Cates	419	23	Commented re soil condition and maintenance of street later.
M. Hazan	419	76	Letter filed suggesting project be a City expense entirely because of arterial street.
D. McGill	418	18	In favour but concerned re parking situation on property.
W. Lewis	419	84	As Pearson Hospital will benefit requested that Provincial Government share in costs.

Letters from Mr. W.J. Wright re Project 418/59 & 60, objecting to two Projects, a letter from K.P. Groves, 418/59, objecting and a petition re 418/25 objecting, was noted by the Council.

MOVED by Ald. Hardwick,
 SECONDED by Ald. Linnell,

THAT the letters referred to above be received.

- CARRIED UNANIMOUSLY.

The foregoing are Minutes of the Special Council (Court of Revision)
Meeting of May 17, 1973, adopted on May 29, 1973.

A. Phillips
MAYOR

F. N. Little
DEPUTY CITY CLERK